QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 102382 DEEDQC
06/08/2018 10:54:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180608-0055201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/2/22
(AFFIX SEAL)

RYAN TESTERMAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5/2/2022

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua R. Frost	**Same**	**07004001200**
(NAME)	(NAME)	
3504 Stevens Lane		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JUDY W. DUNN ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

JOSHUA R. FROST ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 65 ON THE PLAN OF HAYNES HEIGHTS, SECTION II, AS OF RECORD IN BOOK 2331, PAGE 58, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 65 FRONTS 100 FEET ON THE SOUTHWESTERLY SIDE OF GARDNER LANE, AND RUNS BACK 333 FEET ON THE SOUTHEASTERLY LINE AND 336.5 FEET ON THE NORTHWESTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES I 00.1 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JAMES DUNN AND BEULAH DUNN, HUSBAND AND WIFE, BY WARRANTY DEED FROM THOMAS B. NEW III, THOMAS B. NEW II, AND YOLANDA LOVE, OF RECORD IN BOOK 11165 PAGE 887, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID BEULAH DUNN HAVING SINCE DIED ON SEPTEMBER 28, 2006.

BEING THE SAME PROPERTY VESTED IN JUDY W. DUNN PER AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NUMBER 20180608-0055200 **, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter****

This is **improved** property known as: **2508 Gardner Lane, Nashville, Tennessee 37207**

Witness our hands this the 6 day of June 2018.

JUDY W. DUNN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUDY W. DUNN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of June, 2018.

Notary Public

My Commission Expires:

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022